

Fill in this information to identify the case:

United States Bankruptcy Court for the:

Central District of California

Case number (if known): _____ Chapter 7

☐ Check if this is an amended filing

Official Form 105

Involuntary Petition Against an Individual

12/15

Use this form to begin a bankruptcy case against an individual you allege to be a debtor subject to an involuntary case. If you want to begin a case against a non-individual, use the *Involuntary Petition Against a Non-individual* (Official Form 205). Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write name and case number (if known).

Part 1: Identify the Chapter of the Bankruptcy Code Under Which Petition Is Filed

1. Chapter of the Bankruptcy Code

Check one:

☒ Chapter 7

☐ Chapter 11

Part 2: Identify the Debtor

2. Debtor's full name

Siamak

First name

Middle name

Iravantchi

Last name

Suffix (Sr., Jr., II, III)

3. Other names you know the debtor has used in the last 8 years

Sam Iravantchi

~~Shemira Chaem Maghami~~ NIY

Design Catapult

Include any assumed, married, maiden, or trade names, or *doing business as* names.

4. Only the last 4 digits of debtor's Social Security Number or federal Individual Taxpayer Identification Number (ITIN)

☒ Unknown

XXX - XX - _____

OR 9 XX - XX - _____

5. Any Employer Identification Numbers (EINs) used in the last 8 years

☒ Unknown

EIN _____

EIN _____

Debtor Siamak Iravantchi Case number (if known) _____

6. Debtor's address

Principal residence

Mailing address, if different from residence

30 Dreamlight
Number Street

17361 Newhope Street
Number Street

Irvine CA 92603
City State ZIP Code

Fountain Valley CA 92708
City State ZIP Code

Orange
County

Principal place of business

12 Castlebar
Number Street

Irvine CA 92618
City State ZIP Code

Orange
County

7. Type of business

☐ Debtor does not operate a business

Check one if the debtor operates a business:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ None of the above

8. Type of debt

Each petitioner believes:

- ☐ Debts are primarily consumer debts. Consumer debts are defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose."
☒ Debts are primarily business debts. Business debts are debts that were incurred to obtain money for a business or investment or through the operation of the business or investment.

9. Do you know of any bankruptcy cases pending by or against any partner, spouse, or affiliate of this debtor?

☐ No

☒ Yes. Debtor Nathan Ivan Young Relationship Judgment Creditor
District Central Date filed 08/25/2009 Case number, if known 8:09-bk-18934
MM / DD / YYYY

Debtor Palak Chopra Relationship Affiliate
District Central Date filed 04/05/2010 Case number, if known 1014367
MM / DD / YYYY

Debtor Siamak Iravantchi Case number (if known) _____

Part 3: Report About the Case

10. Venue

Check one:

Reason for filing in this court.

- ☒ Over the last 180 days before the filing of this bankruptcy, the debtor has resided, had the principal place of business, or had principal assets in this district longer than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliates, general partner, or partnership is pending in this district.
- ☐ Other reason. Explain. (See 28 U.S.C. § 1408.) _____

11. Allegations

Each petitioner is eligible to file this petition under 11 U.S.C. § 303(b).

The debtor may be the subject of an involuntary case under 11 U.S.C. § 303(a).

At least one box must be checked:

- ☒ The debtor is generally not paying such debtor's debts as they become due, unless they are the subject of a bona fide dispute as to liability or amount.
- ☐ Within 120 days before the filing of this petition, a custodian, other than a trustee, receiver, or agent appointed or authorized to take charge of less than substantially all of the property of the debtor for the purpose of enforcing a lien against such property, was appointed or took possession.

12. Has there been a transfer of any claim against the debtor by or to any petitioner?

- ☐ No
- ☒ Yes. Attach all documents that evidence the transfer and any statements required under Bankruptcy Rule 1003(a).

13. Each petitioner's claim

Name of petitioner	Nature of petitioner's claim	Amount of the claim above the value of any lien
Nathan Ivan Young	Unlawful Detainer-4/01/2019 12 Castlebar @ Irvine 92618	\$ 38,132.31
Lucy Y.C. Young	Forcible Entry - 10/01/2014 27 Fresco Irvine, CA 92603	\$ 1,121,538.40
Nelson N.T. Young NIY The Nelson Family Trust	Forcible Detainer-10/01/2014 27 Fresco Irvine, CA 92603	\$ 1,121,538.40
Total		\$ 2,281,209.11

If more than 3 petitioners, attach additional sheets with the statement under penalty of perjury, each petitioner's (or representative's) signature under the statement, along with the signature of the petitioner's attorney, and the information on the petitioning creditor, the petitioner's claim, the petitioner's representative, and the attorney following the format on this form.

Debtor Siamak Iravantchi

Case number (if known) _____

Part 4: Request for Relief

Petitioners request that an order for relief be entered against the debtor under the chapter specified in Part 1 of this petition. If a petitioning creditor is a corporation, attach the corporate ownership statement required by Bankruptcy Rule 1010(b). If any petitioner is a foreign representative appointed in a foreign proceeding, a certified copy of the order of the court granting recognition is attached.

Petitioners declare under penalty of perjury that the information provided in this petition is true and correct. Petitioners understand that if they make a false statement, they could be fined up to \$250,000 or imprisoned for up to 5 years, or both.

18 U.S.C. §§ 152 and 3571. If relief is not ordered, the court may award attorneys' fees, costs, damages, and punitive damages. 11 U.S.C. § 303(i).

Petitioners or Petitioners' Representative

x Nathan Ivan Young
Signature of petitioner or representative, including representative's title

Nathan Ivan Young
Printed name of petitioner

Date signed 04/12/2019
MM / DD / YYYY

Mailing address of petitioner

P.O. Box 14553

Number Street

Irvine CA 92623
City State ZIP Code

If petitioner is an individual and is not represented by an attorney:

Contact phone (949) 812-2121
Email reinnoation@gmail.com

Name and mailing address of petitioner's representative, if any

Real Estate Innovation Group
Name

18100 Von Karman Ave., Ste 850
Number Street

Irvine Ca 92612
City State ZIP Code

Attorneys

x Nathan Ivan Young
Signature of attorney

Self-Represented Petitioner
Printed name

Real Estate Innovation Group
Firm name, if any

18100 Von Karman Ave., Ste. 850

Number Street

Irvine CA 92612
City State ZIP Code

Date signed _____
MM / DD / YYYY

Contact phone (949) 812-2121 Email reinnoation@gmail.com

Debtor Siamak Iravantchi

Case number (if known) _____

x Lucy Y.C. Young
Signature of petitioner or representative, including representative's title

Lucy Y.C. Young

Printed name of petitioner

Date signed 04/12/2019
MM / DD / YYYY

Mailing address of petitioner

P.O. Box 14553

Number Street

Irvine CA 92623
City State ZIP Code

Name and mailing address of petitioner's representative, if any

Name

Number Street

City State ZIP Code

x
Signature of Attorney

Self-Represented Petitioner

Printed name

c/o Real Estate Innovation Group

Firm name, if any

18100 Von Karman Ave., Ste. 850

Number Street

Irvine CA 92612
City State ZIP Code

Date signed _____
MM / DD / YYYY

Contact phone (949) 812-2121 Email reinovation@gmail.com

x Nathan N.T. Young
Signature of petitioner or representative, including representative's title

NIY Nelson N.T. Young The Nelson Family Trust
Printed name of petitioner

Date signed 04/12/2019
MM / DD / YYYY

Mailing address of petitioner

18100 Von Karman Ave., Ste. 850

Number Street

Irvine CA 92612
City State ZIP Code

Name and mailing address of petitioner's representative, if any

Nathan Ivan Young

Name

P.O. Box 14553

Number Street

Irvine CA 92623
City State ZIP Code

x
Signature of Attorney

Self-Represented Petitioner

Printed name

c/o Real Estate Innovation Group

Firm name, if any

18100 Von Karman Ave., Ste. 850

Number Street

Irvine CA 92612
City State ZIP Code

Date signed _____
MM / DD / YYYY

Contact phone (949) 812-2121 Email reinovation@gmail.com


**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA**

<p>In re SIAMAK IRAVANTCHI</p>	<p>CASE NO.:</p> <p>STATEMENT PURSUANT F.R.B.P. RULE 1003(a)</p>
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I certify under penalty of perjury that:

1. The 03/14/2019 at 06:55:56 PM Application for Writ of Possession Unlawful Detainer (i.e. Judge Case Transfer) in Superior Court Case No. 07HL04310 was not transferred by me for the purpose of commencing this Involuntary Petition against an Individual named Siamak Iravantchi. A true and correct copy is attached hereto as Exhibit A and incorporated herein by reference.
2. The 03/20/2019 at 12:27:32 PM Declaration and Order for Writ of Execution / Possession / Sale (Civil Actions) is based on a Formal Money Judgment that is Statutorily Fixed. It is not the subject of a bonafide dispute as to liability or amount. The daily interest accruing is \$9,864.61. A true and correct copy is attached hereto as Exhibit B and incorporated herein by reference.
3. On or about April 1, 2019, the Debtor Siamak Iravantchi has defaulted on his current obligation to pay \$38,132.31 for the credit of rent due, and on or about May 1, 2019, the Debtor Siamak Iravantchi is going to default on another obligation of \$38,132.31 for the credit of rent due.
4. California Civil Code § 1951.4 states that "...the lessor may enforce all the lessor's rights and remedies under the lease, including the right to recover the rent as it becomes due under the lease..."
5. It is my understanding that one of the purposes of the bankruptcy proceeding is the equal treatment of Creditors without discrimination to a Disabled Person holding a secured claim against the Debtor Siamak Iravantchi

Dated: April 12, 2019


Nathan Ivan Young, Self-Represented Petitioner

Debtor Siamak Iravantchi

Case No.

L-1051

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Nathan Ivan Young N/A dba Real Estate Innovation Group 18100 Von Karman Ave., Ste. 850 Irvine, CA 92612 TELEPHONE NO.: (949) 812-2121 FAX NO. (Optional): (949) 606-9199 E-MAIL ADDRESS (Optional): reinnovation@gmail.com ATTORNEY FOR (Name): Self-Represented Plaintiff as Cross-Complainant		FOR COURT USE ONLY ELECTRONICALLY RECEIVED Superior Court of California, County of Orange 03/14/2019 at 06:55:56 PM Clerk of the Superior Court By Susan Herrera, Deputy Clerk
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE JUSTICE CENTER: <input checked="" type="checkbox"/> Central – 700 Civic Center Dr. West, Santa Ana, CA 92701-4045 <input type="checkbox"/> Harbor – 4601 Jamboree Rd., Newport Beach, CA 92660-2595 <input type="checkbox"/> North – 1275 N. Berkeley Ave., P.O. Box 5000, Fullerton, CA 92838-0500 <input type="checkbox"/> West – 8141 13 th St., Westminster, CA 92683-4593		
PLAINTIFF: Nathan Ivan Young ("Cross-Complainant") DEFENDANT: Siamak Iravantchi, Shamira Ghaem Maghami, Et al.		CASE NUMBER: 07HL04310
APPLICATION FOR WRIT OF POSSESSION UNLAWFUL DETAINER		Unlimited civil actions only. Case assigned to: Judge: Asst. Presiding Honor. Erick L. Larsh Department: C1 Date complaint filed: January 13, 2014 Hearing/trial date: Judge Case Transfer

I am the ☒ plaintiff ☐ plaintiff's attorney in the above entitled action and hereby apply for a Writ of Possession under Sections 712.010 and 715.010 of the Code of Civil Procedure.

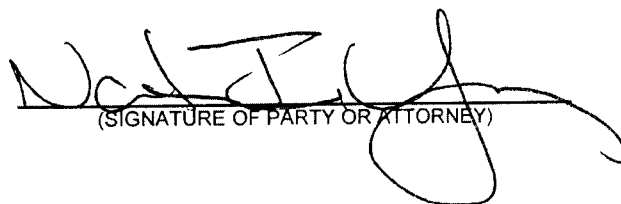
The daily rental value of the property at issue as of the date the complaint for unlawful detainer was filed is \$ 1,271.07. A true and correct copy of STIPULATION-Civil Harassment is attached hereto as Exhibit 12 - ¶ 38.C and incorporated herein by reference.

☐ A Prejudgment Claim of Right to Possession has been served in compliance with Section 415.46 of the Code of Civil Procedure. The writ shall apply to all tenants, subtenants, named claimants, and other occupants of the premises.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: March 14, 2019

Nathan Ivan Young
(TYPE OR PRINT NAME)


(SIGNATURE OF PARTY OR ATTORNEY)

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE JUSTICE CENTER: <input checked="" type="checkbox"/> Central - 700 Civic Center Dr. West, Santa Ana, CA 92701- 4045 <input type="checkbox"/> Harbor-Laguna Hills Facility-23141 Moulton Pkwy., Laguna Hills, CA 92653 <input type="checkbox"/> Harbor-Newport Beach Facility - 4601 Jamboree Rd., Newport Beach, CA 92660-2595 <input type="checkbox"/> North -1275 N. Berkeley Ave., P.O. Box 5000, Fullerton, CA 92838-0500 <input type="checkbox"/> West - 8141 13 th Street, Westminster, CA 92683-4593		FOR COURT USE ONLY FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF ORANGE NOV 14 2018 J. H. YAMASAKI, Clerk of the Court DEPUTY
PLAINTIFF: <u>Siamak Iravantchi</u>		CASE NUMBER: <u>2018-01022/80-CU-HP-CJC</u>
DEFENDANT: <u>Lucy Yu Chung Young</u>		
STIPULATION Civil Harassment		

IT IS STIPULATED by plaintiff: Siamak Iravantchi and
defendant: Lucy Yu Chung Young

☒ Parties agree to the terms stated below. This case shall be dismissed without prejudice, and if the defendant does not comply with the stipulation, the plaintiff must file a new case in order to obtain a restraining order.

☐ ~~Plaintiff agrees to the terms stated below. This case shall be dismissed without prejudice, and if the defendant does not comply with the stipulation, the plaintiff must file a new case in order to obtain a restraining order.~~

PLAINTIFF AND DEFENDANT STIPULATE AS FOLLOWS:

☒ Lucy Yu Chung Young agree(s) to stay at least (specify): 100 yards
away from: Siamak Iravantchi and all other persons named in the Request for Order to Stop
Harassment: Lshamira ghaemmaghami

☒ Lucy Yu Chung Young agree(s) to have no contact (directly or indirectly) with (name):
Siamak Iravantchi and all other persons named in the Request for Orders to Stop Harassment.

☒ Other (specify): petitioner's wife

- Respondent agrees not to harass, intimidate, molest, attack, strike, stalk, threaten, assault, hit abuse, destroy personal property of, or disturb the peace of the ~~petitioner~~ petitioner and petitioner's wife.
- Respondent agrees not to contact petitioner in any way, including, but not limited to, in person, by telephone, in writing, by public or private mail, by interoffice mail, by e-mail, by text message, by fax or by other electronic means.
- Respondent shall not use any address associated with petitioner's including without limitation; 30 Dreamlight, Irvine CA 92603, 27 Fresco, Irvine CA, 115 Canyon Creek Irvine, CA 92603, 17361 Newhope Street Fountain Valley, CA 92708, and 398 Quail Ridge Irvine, CA 92603, 2442 Crescent Oak Irvine, CA.

All parties understand that they give up their rights to: (1) appeal; and (2) notice of dismissal. They further understand that this stipulation is not an actual restraining order and will not be enforced by any law enforcement agencies.

Date: 11/14/18 [Signature] IT IS SO ORDERED

Date: 11-14-21/8 [Signature]
Judge of the Superior Court
SHERRILL HONER

STIPULATION - CIVIL HARASSMENT

[Signature] (SIGNATURE OF PLAINTIFF)
[Signature] (SIGNATURE OF DEFENDANT)

ELECTRONICALLY RECEIVED
Superior Court of California,
County of Orange

Space 1 **03/20/2019** at 12:27:32 PM
Clerk of the Superior Court
By Susan Herrera, Deputy Clerk

Name, Address and Telephone Number of Attorney(s) or Party Without Attorney
Nathan Young dba R.E. Innovation Group
18100 Von Karman Ave., Ste. 850
Irvine, CA 92612

Attorney for: Self-Represent Attorney Bar # N/A

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE

Plaintiff(s)

Nathan Ivan Young ("Cross-Complainant")

vs.

Siamak Iravantchi, Shamira Ghaem Maghami

Defendant(s)

CASE NUMBER

07HL04310

**DECLARATION AND ORDER
FOR WRIT OF EXECUTION / POSSESSION / SALE
(CIVIL ACTIONS)**

Nathan Ivan Young dba Real Estate Innovation Group declares under penalty of perjury:

That declarant is Original Judgment Creditor sued in the name of Nathan Young in the above-entitled
(Relationship to judgment creditor)
action; that the following (judgment) (order) was made and entered on (date) 10/29/2007 and 03/14/2019:

For Writ of Possession / Sale: (description of property)

(Residential Lease for 12 Castlebar Irvine, CA 92618 dated January 18, 2007), and

30 Dreamlight
Irvine, CA 92603, County of Orange

☒ continued on attachment.

FOR UNLAWFUL DETAINER CASES ONLY (Check 1 or 2):

- ☐ The Prejudgment Claim of Right to Possession was served in compliance with CCP 415.46.
The judgment includes all tenants, subtenants, named claimants, and other occupants of the premises.
- ☒ The Prejudgment Claim to Right of Possession was *not* served in compliance with CCP 415.46.
\$ 1,271.07 was the daily rental value on the date the complaint was filed.

Judgment Debtor(s): Siamak Iravantchi, Shamira Ghaem Maghami, Palak Chopra-Law Offices of
Name(s): Address(es)

Siamak Iravantchi c/o Design Catapult, Inc.

17361 Newhope Street Fountain Valley, CA 92708

Shamira Ghaem Maghami

30 Dreamlight Irvine, CA 92603

Palak Chopra-Law Offices of

201 S. Anita Drive., Ste. 202 Orange, CA 92868

☐ Additional names and addresses of Judgment Debtors on attached sheet.

(Continued on Reverse)

15C (R1/98) DECLARATION AND ORDER FOR WRIT OF EXECUTION / POSSESSION / SALE

Exhibit B

Debtor Siamak Iravantchi

Case No.

(Where payments are ordered to be paid at different times, fill in date below; in other cases, strike out inapplicable portions.) Failure to claim interest shall be deemed a waiver thereof.

That the installments ordered and interest thereon, and the installments paid and interest thereon, are as follows:

INSTALLMENTS ORDERED PAID			INSTALLMENTS ACTUALLY PAID			BALANCE DUE	
DATE DUE	AMOUNT	INTEREST	DATE PAID	ON PRINCIPAL	ON INTEREST	ON PRINCIPAL	ON INTEREST
03/14/2019						\$28,820,020	\$0.00
Amended Nunc Pro Tunc						\$36,005,848	
03/15/2019						\$28,820,020	\$7,895.08
Amended Nunc Pro Tunc						\$36,005,848	
03/16/2019						\$28,820,020	\$15,790.16
Amended Nunc Pro Tunc						\$36,005,848	
03/17/2019						\$28,820,020	\$23,685.24
Amended Nunc Pro Tunc						\$36,005,848	
03/18/2019						\$28,820,020	\$31,580.32
Amended Nunc Pro Tunc						\$36,005,848	
03/19/2019						\$28,820,020	\$39,475.40
Amended Nunc Pro Tunc						\$36,005,848	
03/20/2019 and Amended						\$28,820,020	\$47,375.34
Nunc Pro Tunc as of							
03/14/2019						\$36,005,848	\$47,375.34
03/21/2019						\$36,005,848	\$57,239.95

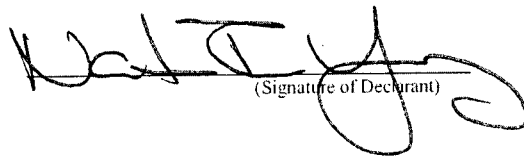
I, ~~the~~ undersigned do hereby declare:

That there is actually due on said (judgment) (order) the sum of \$ 36,005,848 principal, \$ _____
post-judgment costs / attorney fees, and \$ 47,375.34 post-judgment interest, for which sum declarant requests
that

a writ of execution issue in favor of Nathan Ivan Young ("Cross-Complainant") to the Sheriff or any
Marshal or Constable of the County of Orange.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed at Irvine, California on (date) March 20, 2019.


(Signature of Declarant)

Writ of Execution shall issue.

Dated: March 21, 2019

Judge of the Superior Court

Exhibit B

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE JUSTICE CENTER: <input checked="" type="checkbox"/> Central - 700 Civic Center Dr. West, Santa Ana, CA 92701-4045 <input type="checkbox"/> Harbor-Laguna Hills Facility-23141 Moulton Pkwy., Laguna Hills, CA 92653 <input type="checkbox"/> Harbor-Newport Beach Facility - 4601 Jamboree Rd., Newport Beach, CA 92660-2595 <input type="checkbox"/> North - 1275 N. Berkeley Ave., P.O. Box 5000, Fullerton, CA 92838-0500 <input type="checkbox"/> West - 8141 13 th Street, Westminster, CA 92683-4593		FOR COURT USE ONLY FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF ORANGE NOV 14 2018 D.H. YAMASAKI, Clerk of the Court
PLAINTIFF: <u>Siamak Iravantchi</u>		CASE NUMBER: <u>2018-01022/80-CV-HP-OTC</u>
DEFENDANT: <u>Lucy Yu Chung Young</u>		
STIPULATION Civil Harassment		

IT IS STIPULATED by plaintiff: Siamak Iravantchi and
defendant: Lucy Yu Chung Young

☒ Parties agree to the terms stated below. This case shall be dismissed without prejudice, and if the defendant does not comply with the stipulation, the plaintiff must file a new case in order to obtain a restraining order.

☐ ~~Parties agree to the terms stated below. This case shall be dismissed without prejudice, and if the defendant does not comply with the stipulation, the plaintiff must file a new case in order to obtain a restraining order.~~

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- ☒ Lucy Yu Chung Young agree(s) to stay at least (specify): 100 yards
away from Siamak Iravantchi and all other persons named in the Request for Order to Stop
Harassment (Shamira ghaemmaghami)
- ☒ Lucy Yu Chung Young agree(s) to have no contact (directly or indirectly) with (name):
Siamak Iravantchi and all other persons named in the Request for Orders to Stop Harassment.
- ☒ Other (specify): petitioner's wife

- Respondent agrees not to harass, intimidate, molest, attack, strike, stalk, threaten, assault, hit abuse, destroy personal property of, or disturb the peace of the ~~petitioner~~ petitioner and petitioner's wife
- Respondent agrees not to contact petitioner in any way, including, but not limited to, in person, by telephone, in writing, by public or private mail, by interoffice mail, by e-mail, by text message, by fax, or by other electronic means.
- Respondent shall not use any address associated with petitioner's including without limitation; 30 Dreamlight, Irvine CA 92603, 27 Fresco, Irvine CA, 115 Canyon Creek Irvine, CA 92603, 17361 Newhope Street Fountain Valley, CA 92708, and 398 Quail Ridge Irvine, CA 92603, 2442 Crescent Oak Irvine, CA.

All parties understand that they give up their rights to: (1) appeal; and (2) notice of dismissal. They further understand that this stipulation is not an actual restraining order and will not be enforced by any law enforcement agencies.

Date: 11/14/18 [Signature] IT IS SO ORDERED

Date: 11-14-21/8 [Signature]
Judge of the Superior Court
SHERRILL HONER

STIPULATION - CIVIL HARASSMENT

[Signature] (SIGNATURE OF PLAINTIFF)

[Signature] (SIGNATURE OF DEFENDANT)